

# \$1,898,000 - 1603 23 Street Nw, Calgary

MLS® #A2176912

**\$1,898,000**

4 Bedroom, 5.00 Bathroom, 3,132 sqft  
Residential on 0.14 Acres

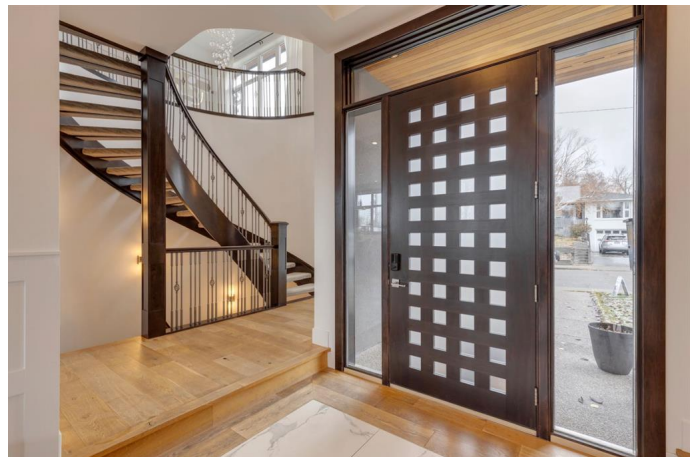
Hounsfeld Heights/Briar Hill, Calgary, Alberta

Modern and elegant just under 4900 sq feet including walkout basement home in Hounsfeld Heights/Briar Hill. Seeking new owners! Current owners are now empty nesters, ready to pass on this cherished space.

Step inside to discover a harmonious blend of modern styling and warmth, enhanced by natural light from the west-facing windows. Wide plank oak hardwood floors and marble tile detailing greet you at the grand entrance. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light.

The chef's white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas range, a built-in Wolf steam oven, and a built-in Wolf coffee maker. A custom wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom entrance, perfect for busy families.

Upstairs, you will find three generously sized bedrooms and a stylish loft. The custom curved, open-tread staircase and hardwood floors in the upper landing create a stunning focal point. Each bedroom features a full



ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower.

The fully developed walkout basement is accessible via two separate stairwells and includes a laundry room with a sink, a fourth bedroom, a full bathroom, and a rec room with a wet bar. It also features a dedicated cigar room or wine cellar with ventilation and a separate door. Two sets of doors lead to the sunny west backyard, making this home perfect for entertaining and relaxation.

The double detached garage with alley access includes a drive-through garage door for easy access to the rear secured patio, providing ample space for vehicle storage. There's even room for RV storage beside the garage.

This home is conveniently located near shopping, downtown, schools, parks, playgrounds, hospitals, sporting facilities, and the university, with easy access to the airport and mountains! Don't miss this home, book your showing today!

Built in 2014

### **Essential Information**

MLS® #	A2176912
Price	\$1,898,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,132
Acres	0.14
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1603 23 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2P6

### **Amenities**

Parking Spaces	3
Parking	Additional Parking, Heated Garage, Oversized, Alley Access, Double Garage Detached, Drive Through, Garage Door Opener, Garage Faces Rear, Insulated, On Street, Plug-In, Side By Side, Secured
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Breakfast Bar, Bidet, Bookcases, Chandelier, Low Flow Plumbing Fixtures, No Animal Home, Recessed Lighting, Soaking Tub, Wired for Data
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Dryer, Humidifier, Instant Hot Water, Tankless Water Heater, Washer, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Boiler, High Efficiency, Humidity Control, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Balcony
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Back Lane
Roof	Flat Torch Membrane
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	November 4th, 2024
Days on Market	148
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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